

C-28.20

2002 0564
IGSL

REDEVELOPMENT PLAN

BUNKER HILL URBAN RENEWAL PROJECT

INSTITUTE OF GOVERNMENTAL
STUDIES LIBRARY

AUG 20 2002

UNIVERSITY OF CALIFORNIA

THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, CALIFORNIA

2002 0564
IGSL



REDEVELOPMENT PLAN

for the

BUNKER HILL URBAN RENEWAL PROJECT 1B

a part of

CENTRAL REDEVELOPMENT AREA 1

1958

THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, CALIFORNIA

609 South Grand Avenue, Los Angeles 17, California

CITY OF LOS ANGELES, CALIFORNIA

Norris Poulson, *Mayor*

CITY COUNCIL

John S. Gibson, Jr., *President*

Councilman	District	Councilman	District
Everett G. Burkhalter	First	Edward R. Roybal	Ninth
Earle D. Baker	Second	Charles Navarro	Tenth
Patrick D. McGee	Third	Karl L. Rundberg	Eleventh
Harold A. Henry	Fourth	Ransom M. Callicott	Twelfth
Rosalind W. Wyman	Fifth	Ernest E. Debs	Thirteenth
L. E. Timberlake	Sixth	John C. Holland	Fourteenth
James C. Corman	Seventh	John S. Gibson, Jr.	Fifteenth
Gordon R. Hahn	Eighth		

Samuel Leask, Jr., *City Administrative Officer*
William E. McCann, *Urban Renewal Coordinator*
Karl Ourston, *Assistant Urban Renewal Coordinator*

CITY PLANNING COMMISSION

Ray S. Marvin, *President*

L. M. K. Boelter, *Vice President*
Milton J. Brock, Sr., *Member*

Norbert B. Moffatt, *Member*
Kersey Kinsey, *Member*

John E. Roberts, *Director of Planning*
Huber E. Smutz, *Zoning Administrator*
Tracy H. Abell, *Urban Renewal Planner*

DEPARTMENT OF PUBLIC WORKS
Bureau of Engineering

Bureau of Right-of-Way & Land
Bureau of Street Lighting

DEPARTMENT OF TRAFFIC

DEPARTMENT OF WATER & POWER

HEALTH DEPARTMENT

Sanitation Division

OFFICE OF CITY ATTORNEY

OFFICE OF CONTROLLER

OFFICE OF THE CITY COUNCIL

OFFICE OF CITY CLERK

OFFICE OF CITY TREASURER

DEPARTMENT OF BUILDING & SAFETY

Conservation Bureau

DEPARTMENT OF FIRE

DEPARTMENT OF POLICE

RECREATION AND PARKS

BOARD OF EDUCATION

CITY HOUSING AUTHORITY

Admiral Cushing Phillips, *President*

Lyall A. Pardee, *City Engineer*

Hugo H. Winter, *Assistant Engineer of Design*

Austin M. Hill, *Director*

A. T. Nadeau, *Director*

S. S. Taylor, *General Manager*

Wm. S. Peterson, *General Manager*
and Chief Engineer

George M. Uhl, M.D., *Health Officer*

Charles L. Senn, *Director*

Roger Arnebergh, *City Attorney*

Dan O. Hoyer, *Controller*

Fowler D. Jones, *Legislative Analyst*

Walter C. Peterson, *City Clerk*

L. V. McCardle, *City Treasurer*

G. E. Morris, *Supt. and General Manager*

Harold L. Manley, *Chief*

William L. Miller, *Chief Engineer*

William H. Parker, *Chief of Police*

George Hjelte, *General Manager*

Ellis Adams Jarvis, *Superintendent*

Howard L. Holtzendorff, *Executive Director*

The cooperation of all City Officials, Commissions and Departments who have contributed substantially to the Redevelopment Plan is hereby gratefully acknowledged.

The Community Redevelopment Agency
of the City of Los Angeles, California

HT 177
L7
A24

THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, CALIFORNIA

William T. Sesnon, Jr., *Chairman*

Edward W. Carter, *Vice Chairman*
Dwight L. Clarke, *Treasurer*

J. Howard Edgerton, *Member*
Allerton H. Jeffries, *Member*

Joseph T. Bill, *Executive Director*

Wm. H. Claire, *Assistant Executive Director*
C. Grant Paige, *Principal Real Estate Agent*
Richard L. Coor-Pender, *Senior Real Estate Agent*
George F. Blackmon, *Principal Accountant*

Charles F. Reiche, *General Counsel*
Charles A. McMahon, *Senior Civil Engineer*
Victoria T. Alonzo, *Relocation Manager*

CONSULTANTS TO THE COMMUNITY REDEVELOPMENT AGENCY

Planning and Engineering

Pereira & Luckman, *Architects and Engineers*
Charles B. Bennett, *Director of Planning*
Welton Becket and Associates, *Architects and Engineers*

Land Economics and Marketability

Donald R. Warren Company, *Engineers*

Henry A. Babcock
Homer Hoyt Associates

Apartment Feasibility Study

Stanford Research Institute

Financial Consultants

Blyth & Co., Inc. and J. Barth & Co.

Bond Counsel

O'Melveny & Myers

★ ★ ★

UNITED STATES GOVERNMENT Financial Assistance Administered Through the HOUSING AND HOME FINANCE AGENCY and the URBAN RENEWAL ADMINISTRATION

Albert M. Cole—*Housing and Home Finance Administrator*

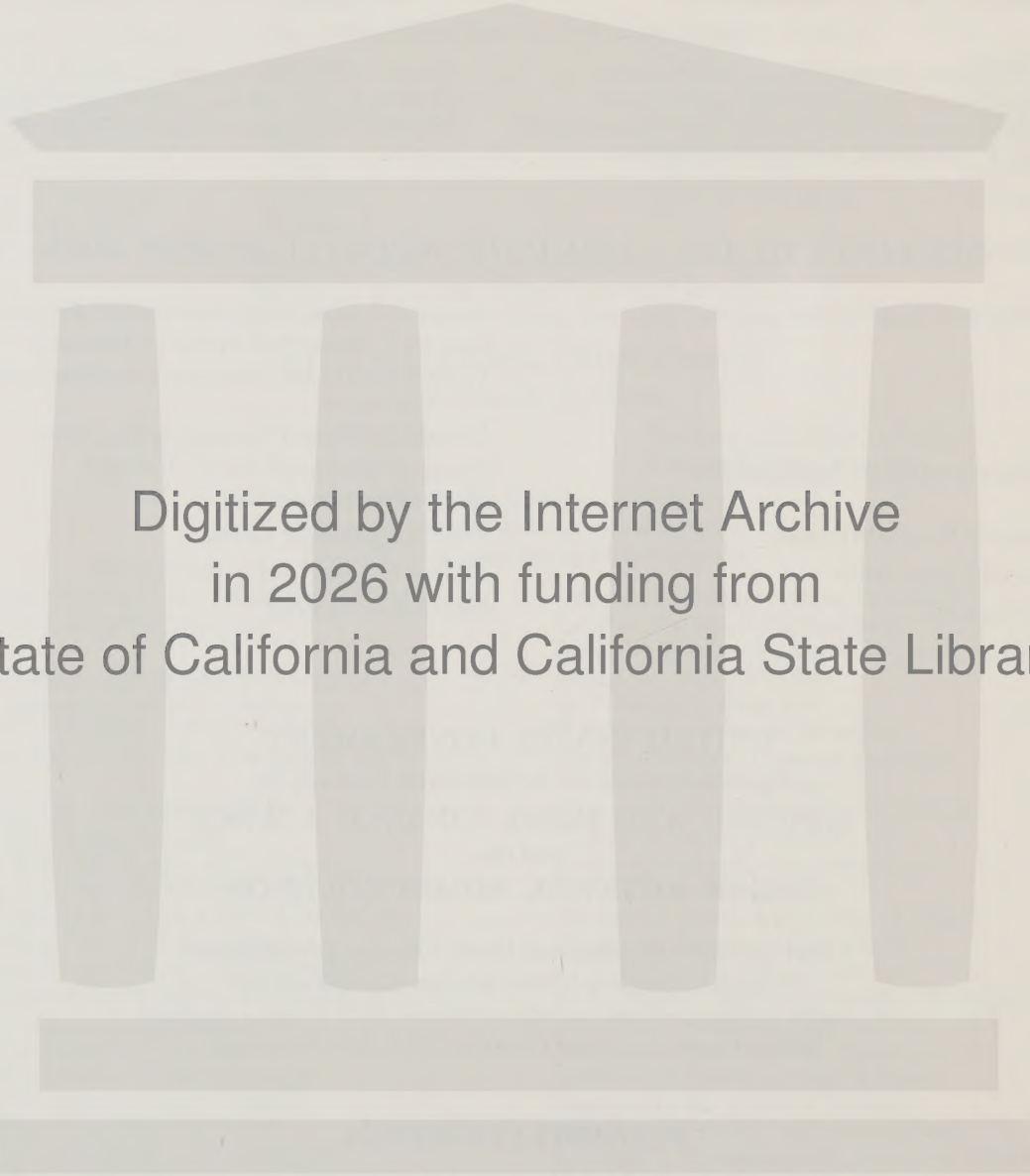
Richard L. Steiner—*Urban Renewal Commissioner*

M. Justin Herman—*Regional Administrator, HHFA, San Francisco*

Richard Ives—*Regional Director, URA, San Francisco*

ACKNOWLEDGMENTS

The cooperation of officials of the Federal Housing Administration, Los Angeles County Flood Control District, The State of California Department of Public Works, Division of Highways, the Southern California Gas Company, and the Pacific Telephone and Telegraph Company in the formulation of the Redevelopment Plan for this Project deserves particular commendation and appreciation for their contribution.



Digitized by the Internet Archive
in 2026 with funding from
State of California and California State Library

<https://archive.org/details/C101695027>

REDEVELOPMENT PLAN

I INTRODUCTION

This Redevelopment Plan for the Bunker Hill Urban Renewal Project 1B was prepared in accordance with the State of California Community Redevelopment Law exclusive of Chapter VI, and all applicable local laws and ordinances. This Redevelopment Plan also functions as the Urban Renewal Plan under the Federal Housing Act of 1949, as amended, so as to qualify this Project for Federal financial assistance. The Redevelopment Plan is based on the approved "Tentative Plan" for the Bunker Hill Urban Renewal Project 1B as adopted by the City Council of the City of Los Angeles, California on November 7, 1956 by Ordinance 108,424. The Bunker Hill Urban Renewal Project 1B is located in Central Redevelopment Area 1 officially designated by The Community Redevelopment Agency of the City of Los Angeles, California on October 31, 1951, and by the City Planning Commission of the City of Los Angeles on November 1, 1951.

There is no Rehabilitation Section in the Redevelopment Plan as defined by the Federal Housing Act of 1954, as amended, and therefore the entire Project is to be considered a Redevelopment Section as defined by said Housing Act.

The Community Redevelopment Agency of the City of Los Angeles, California is hereinafter referred to as the "Agency," the Community Redevelopment Law of the State of California as the "Law," the Bunker Hill Urban Renewal Project 1B as the "Project" and the Redevelopment Plan as the "Plan."

II OUTLINE OF THE PLAN

A DESCRIPTION OF THE PARTS	5
The Plan consists of narrative and 12 maps.	
B DESCRIPTION OF THE PROJECT AREA	5
Project Location, Boundary Description.	
C URBAN RENEWAL PROJECT ACTIVITIES PROPOSED	7
Acquisition, Relocation, Property Management, Demolition, Site Preparation, Land Disposition, Owner-Participation, Method of Financing.	
D EXECUTION OF THE REDEVELOPMENT PLAN	12
Agency, City, Developer, Owner-Participants.	
E PLANNING AND PROJECT IMPROVEMENTS PROPOSALS	15
Project Area Plan, Zoning Plan, Street and Highways Adjustments Plan, Utilities Plan, Grading, Drainage, Other Improvements.	
F REHABILITATION OF STRUCTURES	18
Rehabilitation Limited to a Few Structures.	
G LAND ACQUISITION, DEMOLITION AND CLEARANCE	18
H REGULATIONS AND CONTROLS TO SUSTAIN THE RENEWAL	19
Purposes, Land and Building Uses Proposed, Uses Permitted or Excluded, Maximum Densities, Building Requirements, Parking and Loading, Other.	
I CONFORMITY TO COMPREHENSIVE COMMUNITY PLAN AND WORKABLE PROGRAM	24
J RELATIONSHIP TO DEFINITE LOCAL OBJECTIVES	25
Improved Land Uses, Traffic, Transportation, Utilities, Recreational and Other Community Facilities.	
K OTHER PROVISIONS	26
L OFFICIAL ACTIONS TO CARRY OUT THE PLAN	26
M CHANGES IN APPROVED PLAN	26
Provisions for Amendments or Changes.	



BUNKER HILL URBAN RENEWAL PROJECT-1B
COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, CALIFORNIA

REDEVELOPMENT PLAN - PROPOSED LAND USE

NO.	DATE	REVISIONS	BY	CHK.	APPROVED BY
1	1/1/68	Initial Land Use	J. R. Warren	J. R. Warren	J. R. Warren
2	1/1/68	Final Land Use	J. R. Warren	J. R. Warren	J. R. Warren
3	1/1/68	Final Land Use	J. R. Warren	J. R. Warren	J. R. Warren
4	1/1/68	Final Land Use	J. R. Warren	J. R. Warren	J. R. Warren
5	1/1/68	Final Land Use	J. R. Warren	J. R. Warren	J. R. Warren
6	1/1/68	Final Land Use	J. R. Warren	J. R. Warren	J. R. Warren
7	1/1/68	Final Land Use	J. R. Warren	J. R. Warren	J. R. Warren
8	1/1/68	Final Land Use	J. R. Warren	J. R. Warren	J. R. Warren
9	1/1/68	Final Land Use	J. R. Warren	J. R. Warren	J. R. Warren
10	1/1/68	Final Land Use	J. R. Warren	J. R. Warren	J. R. Warren

PEREIRA & LUCKMAN
SUPERVISING ARCHITECTS - IN CHARGE
DONALD R. WARREN COMPANY
IN CHARGE

CALIF R-1
DRAWING NO
BH-P
R314-3

III THE PLAN

A DESCRIPTION OF THE PARTS

This Plan consists of, and only of, the narrative set forth in pages 1 through 26 inclusive, of this text and the following maps (sometimes designated as drawings) attached hereto, and made a part hereof, and identified as follows:

Map	Title	Subject	Page
BH-P-R 314-3	Proposed Land Use	Allocation of Areas for Specific Uses	3
BH-L-R 312	Existing Land Use and Project Boundaries	Boundaries and Existing Conditions	27
BH-P-R 314-2	Street Rights-of-Way and Easements	Modifications of Streets . .	28
BH-P-R 314-4	Existing Zoning	Existing Zoning of Area . .	29
BH-P-R 314-5	Proposed Final Zoning	Zoning Proposed in Area . .	30
BH-P-R 321-1	Site Preparation Plan	Streets and Street Lighting .	31
BH-P-R 321-2	Site Preparation Plan	Sanitary Sewers	32
BH-P-R 321-3	Site Preparation Plan	Grading and Storm Drains .	33
BH-P-R 321-4	Site Preparation Plan	Gas Distribution	34
BH-P-R 321-5	Site Preparation Plan	Water System	35
BH-P-R 321-6	Site Preparation Plan	Electric Power	36
BH-P-R 321-7	Site Preparation Plan	Telephone System	37

Except for Map BH-P-R 314-3, Proposed Land Use, and Map BH-P-R 314-5, Proposed Final Zoning, the maps annexed hereto are preliminary layouts with only schematic and approximate locations.

B DESCRIPTION OF THE PROJECT AREA

1 Project Location

Map BH-L-R 312 shows boundaries of the Project Area. The Project is bounded generally on the north by the Civic Center, the east and south by the Central Business District and the west by the Harbor Freeway.

2 Boundary Description

The boundaries of the Project going in a clockwise direction are as follows:

- (1) Beginning at the intersection of the southeasterly right-of-way line of the Harbor Freeway and the northeasterly line of First Street as it existed on August 11, 1955, this point being the most northerly corner of Fremont Avenue and First Street; thence southeasterly along said northeasterly line of First Street to the southeasterly line of Hill Street;
- (2) thence southwesterly along said southeasterly line of Hill Street to the southwesterly line of Fourth Street;
- (3) thence northwesterly along said southwesterly line of Fourth Street to the southeasterly line of Olive Street;
- (4) thence southwesterly along said southeasterly line of Olive Street to its intersection with the southeasterly prolongation of the southwesterly line of Lot 6, Block 107, of Bellevue Terrace Tract as per map recorded in book 2, page 585 of miscellaneous records in the office of the County Recorder of Los Angeles County;
- (5) thence northwesterly along said southeasterly prolongation and the southwesterly line of said Lot 6 to the most westerly corner of said Lot 6;
- (6) thence northeasterly along the northwesterly line of said Lot 6 to the most southerly corner of the northeasterly 34 feet of Lot 4 of the H. W. Mills Subdivision as per map recorded in book 37, page 62 of the miscellaneous records in the office of said County Recorder;
- (7) thence northwesterly along the southwesterly line of said northeasterly 34 feet of Lot 4 to the southeasterly line of Grand Avenue;
- (8) thence southwesterly along said southeasterly line of Grand Avenue to its intersection with the southeasterly prolongation of the southwesterly line of Lot 1 of the Rohde Tract as per map recorded in book 12, page 21 of maps in the office of said County Recorder;
- (9) thence northwesterly along said prolonged line and said southwesterly line of Lot 1 to the southeasterly line of the alley adjoining said Lot 1 to the northwest;
- (10) thence northeasterly along the southeasterly line of said alley to the most southerly corner of Lot 2, Tract No. 20898 as per maps recorded in book 564, pages 14 and 15 of maps in the office of said County Recorder;
- (11) thence northwesterly along the southwesterly line of said Lot 2 to the southeasterly line of Hope Street;
- (12) thence southwesterly along said southeasterly line of Hope Street to its intersection with the southeasterly prolongation of the northeasterly line of Tract No. 7675 as per map recorded in book 187, page 4 of maps in the office of said County Recorder;
- (13) thence northwesterly along said prolonged line and the northeasterly line of said Tract No. 7675 to the most northerly corner of said Tract;
- (14) thence southwesterly along the northwesterly line of said Tract No. 7675

and the southwesterly prolongation of said northwesterly line of Tract No. 7675 to the southwesterly line of Fifth Street;

- (15) thence northwesterly along said southwesterly line of Fifth Street to its intersection with the southwesterly prolongation of a line parallel to, and distant 25 feet southeasterly from, the northwesterly line of Lot 1, Block 13 of the Woolen Mills Tract as per map recorded in book 42, pages 409 and 410 of Deeds in the office of said County Recorder;
- (16) thence northeasterly along said prolonged line to the southwesterly line of said Lot 1, said point being on the southeasterly right-of-way line of the Harbor Freeway;
- (17) thence along said southeasterly right-of-way line of the Harbor Freeway (said line follows existing 6-foot chain link fence) in all its various courses to a point at the most westerly corner of Fourth Street and Figueroa Street;
- (18) thence northeasterly to the most northerly corner of Fourth Street and Figueroa Street;
- (19) thence along the southeasterly right-of-way line of the Harbor Freeway (said line follows existing 6-foot chain link fence) in all its various courses to its first intersection with the southwesterly line of Third Street;
- (20) thence southeasterly along the southwesterly line of Third Street being also on the southeasterly right-of-way line of the Harbor Freeway, a distance of 124.86 feet;
- (21) thence easterly in a direct line to the intersection of the northeasterly line of Third Street and the southeasterly right-of-way line of the Harbor Freeway;
- (22) thence along the southeasterly right-of-way line of the Harbor Freeway (said line follows existing 6-foot chain link fence and/or retaining wall) in all its various courses, continuing across Second Street and First Street to the northeasterly line of First Street, this being the most northerly corner of First Street and Fremont Avenue and the point of beginning.

C URBAN RENEWAL PROJECT ACTIVITIES PROPOSED

1 Acquisition

The Agency plans to acquire real property in the Project under conditions set forth in Sections D and G herein.

2 Relocation

The Agency plans to relocate site occupants who need assistance in finding another place in which to live in accordance with State and Federal Law as follows:

- a Relocate displaced occupants into adequate permanent housing facilities at rents comparable to those in the community at the time of their displacement in accord with Section 33738 of the Law.
- b Relocate displaced families into decent, safe and sanitary housing at rents they can afford to pay in accord with the United States Housing Act of 1949, as amended.

The Agency further proposes to extend relocation assistance to businesses and institutions to be displaced by the Project.

3 Property Management

The Agency plans to manage property it acquires from the time the Agency takes title to the property until disposition of same in accord with the Plan.

4 Demolition

The Agency plans to demolish or cause to be demolished, all improvements acquired except those improvements worth salvaging or which can be feasibly moved off site or remain on the site.

5 Site Preparation

The Agency plans to prepare, or cause to be prepared, the Project site for its intended uses in accordance with Section E herein.

6 Land Disposition

The Agency plans to sell or lease the cleared land to private enterprises for at least the fair value for uses in accord with the Plan and also to convey land to the community for public purposes. Such sales or leases shall be subject to such conditions and covenants running with the land as are necessary to insure redevelopment in accord with the Plan and the prevention of the recurrence of blight.

7 Owner-Participation

Pursuant to and subject to Sections 33275, 33701, 33702 and 33745 of the Law, and also subject to provisions of Section D herein, owners of real property within the Project may retain ownership thereof upon execution of agreements with the Agency to participate in the redevelopment in conformity with the Plan.

8 Method of Financing

For the purpose of carrying out the Project, the Agency will enter into a contract with the United States of America, hereinafter called the Government, under Title 1 of the Housing Act of 1949, as amended, which contract is hereinafter called the Loan and Grant Contract. The Loan and Grant Contract will provide for a Project Temporary Loan and a Project Capital Grant from the Government and will require local grants-in-aid which may be cash

or non-cash. The Loan and Grant Contract will also provide for a Project Definitive Loan.

The Project Temporary Loan is estimated at \$58,711,461. The obligations evidencing the Agency's indebtedness to the Government for the Project Temporary Loan shall be in a form satisfactory to the Government and to the Agency. Said obligations shall be paid exclusively from moneys derived from the Project and from the Project Capital Grant and will not be a debt of the City of Los Angeles, County of Los Angeles, State of California, nor any of its political subdivisions. Neither the City of Los Angeles, the County of Los Angeles, the State of California nor any of its political subdivisions shall be liable for said obligations nor in any event shall the obligations be paid out of funds or properties other than those of the Agency.

The Agency will make payments on the Project Temporary Loan obligations from the proceeds of the disposition of Project land estimated at \$42,785,000, and from the Capital Grant or Grants from the Government estimated at \$15,926,461. The Project Temporary Loan will provide funds (consisting mainly of costs of acquiring real property) necessary to carry out the Project, and is estimated at \$58,711,461. Such funds shall be made available to the Agency by the Government as needed to pay Project costs in accordance with the terms of the Loan and Grant Contract. The Agency will pay the fair market value for all properties acquired. In the condemnation of any real property the Agency will comply with all the provisions of the statutes and constitution of the State of California relative to the exercise of the right of eminent domain.

a Gross and Net Project Costs

The Gross Project Cost includes the cost of planning, property acquisition, relocation (except Federal relocation grants), demolition, site improvements, and Project administration and is estimated at

\$65,549,691

Return from sales of land is estimated at

\$42,785,000

Net Project Cost is estimated at

\$22,764,691

b Sharing of Net Project Cost

The Federal Capital grant-in-aid is two-thirds of the Net Project Cost or

\$15,176,461

The remaining one-third is the Local grant-in-aid or

\$ 7,588,230

c Cash and Non-Cash Local Grants-in-Aid

The non-cash local grants-in-aid are provided in the form of improvements such as certain portions of grading, streets, and utilities, of benefit to the Project area and are estimated at

\$ 2,680,895

The cash local grant-in-aid is the difference between the local share of the Net Project Cost and the non-cash local grants-in-aid or

\$ 4,907,335

d *Agency Bonds*

The local one-third share of the Net Project Cost is to be provided by the sale of Agency tax allocation bonds. The bonds will also include provision for amounts necessary to the Project but Federally ineligible for inclusion in Gross Project Cost and which are included as a result of Agency policy to absorb certain costs normally the responsibility of the City as follows:

Local one-third of Net Project Cost	\$7,588,230	
Less non-cash grants-in-aid already provided	2,680,895	\$ 4,907,335
Payments in lieu of taxes during Project execution		1,620,256
Plus the cost of site improvements, and other costs, not included in Gross Project Cost by reason of their benefit to the city as a whole rather than the Project exclusively, but which are necessary to the redevelopment of the Project and disposition of the land		4,646,548
Total of above items in bond issue		<u>\$11,174,139</u>

The Agency bond issue will include an additional amount necessary to provide an adequate reserve fund to pay interest on the bonds during project development as well as the necessary expenses in connection with the issuance and sale of the bonds.

This total amount will be recommended by Agency financial consultants but will not be known precisely until various financial studies are completed and the Official Statement prepared. It is currently estimated that the total bond issue will be in the neighborhood of \$15,000,000.

The sale of bonds to be issued by the Agency makes use of the provisions of Article 3, Chapter 5 of the Law. Said bonds shall be secured from taxes allocated to and paid into a special fund of the Agency pursuant to Article 4, Chapter 5 of the Law. This article provides that that portion of taxes levied upon the taxable property in the Project which is in excess of the amount which would be produced by the rate upon which the tax is levied each year by or for every city, county, district or other public corporation (hereafter called "taxing agencies") upon the total sum of the assessed value of the taxable property in the Project as shown upon the assessment roll used in connection with the taxation of such property by such taxing agencies, last equalized prior to the effective date of the ordinance approving this Plan shall be paid into a special fund of the Agency to pay the principal of and interest on loans, moneys advanced to, or indebtedness (whether funded, refunded, assumed, or otherwise) incurred by such Agency to finance or refinance, in whole or in part, the Redevelopment Project, until said loans, advances, and indebtedness, and interest thereon, have been paid.

In accordance with the provisions of Articles 3 and 4, Chapter 5 of the California Community Redevelopment Law, it is hereby provided that taxes, if any, levied upon taxable property in the Project each year by or for the benefit of the State of California, any city, county, city and county, district, or other public corporation (hereinafter sometimes called "taxing agencies") after the effective date of the ordinance approving the Plan, shall be divided as follows:

- (1) That portion of the taxes which should be produced by the rate upon which the tax is levied each year by or for each of said taxing agencies upon the total sum of the assessed value of the taxable property in the Project as shown upon the assessment roll used in connection with the taxation of such property by such taxing agency, last equalized prior to the effective date of such ordinance, shall be allocated to and when collected shall be paid into the funds of the respective taxing agencies as taxes by or for said taxing agencies on all other property are paid; and
- (2) That portion of said levied taxes each year in excess of such amount shall be allocated to and when collected shall be paid into a special fund of the Agency to pay the principal of and interest on loans, moneys advanced to, or indebtedness (whether funded, refunded, assumed, or otherwise) incurred by such Agency to finance or re-finance, in whole or in part, such Project. Unless and until the total assessed valuation of the taxable property in the Project exceeds the total assessed value of the taxable property in such Project as shown by the last equalized assessment roll referred to in paragraph numbered (1) hereof, all of the taxes levied and collected upon the taxable property in such Project shall be paid into the funds of the respective taxing agencies. When said loans, advances, and indebtedness, if any, and interest thereon, have been paid, all moneys thereafter received from taxes upon the taxable property in such Project shall be paid into the funds of the respective taxing agencies as taxes on all other property are paid.

Taxes available to the special fund for debt service of Agency bonds are estimated to be approximately \$4,000,000 annually after the Project is completed and the new buildings are erected.

The Agency has no taxing power, and its bonds are not a debt of the City of Los Angeles, the County of Los Angeles, the State of California or any political subdivision of the State other than the Agency, and neither the City, the County, the State, or any such political organization is liable for them, nor in any event shall the bonds be payable out of any funds or properties other than those of the Agency, and the bonds shall so state on their face.

After the Loan and Grant Contract has been executed the Agency will be in a position to prepare and adopt a resolution authorizing the issuance of bonds and defining their terms. This resolution must be adopted prior to the sale of the bonds and must be submitted to the Commissioner of Corporations of the State of California for approval. Upon receiving a permit from the Commissioner of Corporations, the bonds will be offered for public sale in accordance with the Statute.

e Relocation Grant

In addition to the Federal grant-in-aid described above, there will also be a 100% Federal Relocation Grant estimated to be \$750,000 to assist families and businesses in moving to other locations.

D EXECUTION OF THE REDEVELOPMENT PLAN

The entities responsible for carrying out the Plan are the Agency, the City of Los Angeles, the Developers, and the Owner-Participants. The responsibilities of each are generally described below.

1 The Agency

The work of the Agency includes the over-all administration of the Project and the following duties, details of which are included in Sections C, E, F and G herein.

- a Acquire real property in the Project at its fair market value by negotiation and, if necessary, file a suit in eminent domain in the case of property where negotiations fail and acquire same through condemnation.
- b Assist in relocation of households and businesses.
- c Prepare the Project site for the new uses by clearing, grading, street and utilities changes.
- d Dispose of all acquired land in the Project by sale, lease, or exchange at its fair market value, except property conveyed to the City for public purposes as approved by the Urban Renewal Administration.
- e Prevent speculation in the holding of land in the Project area, including but not limited to the requirement that participating owners and purchasers of land build in accordance with the Plan within a reasonable time to be determined by the Agency.

All contracts committing the Agency to convey title to Project land to a developer shall provide:

- (1) That the purchase is for the purpose of redevelopment and not for speculation.

- (2) That reconveyances, leases and resubdivisions, shall require the prior written consent of the Agency.
- f Administer review of redevelopers' proposals to assure conformity with the Plan, including architectural review.
- g Prepare and administer the necessary restrictive covenants and restrictions governing the use of the land to assure continuance of the intent and purpose of the Plan.

2 The City of Los Angeles

Subject to the policies and procedures established under Charters, Codes and Regulations, the City of Los Angeles shall aid and cooperate in the undertaking of the Project by:

- a Approving and accepting the necessary maps and documents submitted by the Agency.
- b Closing and vacating those rights-of-way necessary to carry out the intent of the Plan, and conveying any of its property in such vacated street areas to the Agency.
- c Accepting dedications for new rights-of-way as public streets and establishing certain public easements necessary to carry out the intent of the Plan.
- d Approving the necessary sale or transfer of lands by and between local public bodies and city departments concerned.
- e Making the necessary zoning changes within the Project area as required to carry out the intent of the Plan.
- f Assisting the Agency in preparing, or causing to be prepared, the land in the Project area as building sites and for use in accordance with the Plan by installing or approving the installation of the following:
 - (1) Sewer mains and appurtenances,
 - (2) Storm drains and appurtenances,
 - (3) Water mains and appurtenances,
 - (4) Electrical distribution system,
 - (5) Street lighting,
 - (6) Street paving, curbs, gutters and sidewalks,
 all as indicated in the maps referred to in Section A hereof.
- g Accepting responsibility for maintenance of public areas conveyed to the City.

- h Making the necessary inspections, determinations and enforcements to insure compliance of all structures, new and old, in the Project area with all laws, codes, and regulations governing health, safety and welfare.

3 Obligations of the Developer

In order to provide adequate safeguards that the work of redevelopment will be carried out pursuant to the Plan, the disposition of the land by the Agency shall be subject to an Agreement, the provisions of which are included in Section H herein.

4 Obligations of Owner-Participants

Owners of real property in the Project area who choose to participate in the redevelopment in accordance with the Plan and pursuant to the applicable provisions of the Law may be permitted to do so subject to the rules and regulations adopted by the Agency and on file in the Agency's office.

It is hereby established that, due to the complexity of the sizes and shapes of parcels individually owned prior to acquisition by the Agency and in order to assure logical development, participation by owners of real property in the Project area shall be limited to not less than a planned unit of development as determined by the Agency and subject to the controls set forth in Section H hereof for any single owner-participant. For the purpose of clarification, a single owner-participant may be either an individual or a group of individuals bound together by contract so as to be classed as a single entity by law.

a *Acceptable Types of Owner-Participants*

- (1) Individuals, groups of individuals, corporations or other lawful entities as herein defined, who, prior to adoption or approval of this Plan by the City Council, are owners of real property in the project area and who shall elect to develop or redevelop their properties subject to regulations on file in the Agency's office and who shall prove financial ability to develop or redevelop their properties in accordance with the Plan and who shall assume financial responsibility for their pro rata share of the costs of the necessary site improvements related thereto, including any required demolition of structures, installation of utilities, grading, street changes and street improvements.
- (2) Owners, prior to adoption or approval of this Plan by the City Council, of improved real property in the Project area, whose improvements, as determined by the Agency, may be permitted to remain and who shall elect to participate in the redevelopment by the alteration of said improvements, subject to the rules and regulations on

file in the Agency's office, and who shall prove financial ability to complete said alterations within a reasonable time as fixed by the Agency and who shall assume financial responsibility for their pro rata share of the costs of the necessary site improvements, including the installation of required utilities, grading, street changes and street improvements.

b *Failure of Owner to Participate as Agreed*

In the event of default or breach of an owner-participation agreement or any of the terms and conditions of any such agreement by a participating owner whose eligibility to participate is established as herein set forth, the Agency shall acquire the property of said owner and shall dispose of said property in accordance with the Plan and the Law.

The amount to be paid said owner in the event of purchase after such default or breach shall be the fair value of the property as of the date of execution of the agreement or, in the event of acquisition by condemnation, the amount fixed by Court or Jury.

If for thirty (30) days after adoption of the Plan by the City Council, an owner fails or refuses to enter into a binding agreement for participation in accordance with the Plan, the alternative provisions set forth above become effective, unless extensions of time as provided for in the Law are granted for not to exceed sixty (60) days.

c *Area Available to Former Owners for Development*

Subject to the rules and regulations on file in the Agency's office governing the repurchase of properties by former owners of properties elsewhere in the Project area, the area bounded by Second, Hill, Fourth and Olive Streets will be available to said former owners of properties for development in accordance with the Plan.

E PLANNING AND PROJECT IMPROVEMENTS PROPOSALS

1 Project Area Plan

a *Proposed Street Rights-of-Way and Easements*

The Proposed Street Rights-of-Way and Easements layout is tentatively shown on Map BH-P-R 321-1, "Site Preparation Plan—Streets and Street Lighting."

b *Proposed Land Uses* (See Map BH-P-R 314-3)

It is the general intent of this Plan that the proposed residential area of the Project be redeveloped to provide housing for adults who seek a living environment near their places of work and the available cultural, educational and entertainment facilities.

Accordingly, proposed land uses within the Project area consist of multiple housing residential areas, parking and/or commercial areas, public areas, and certain buffer strips, all as indicated on that certain map identified as Map BH-P-R 314-3, attached to and made a part of this Plan, and as more specifically detailed and set forth in Section H of this Plan.

2 Zoning Plan

There are attached hereto as integral parts of this Plan, two (2) maps designated and identified as follows: (1) BH-P-R 314-4, "Existing Zoning," and (2) BH-P-R 314-5, "Proposed Final Zoning." The purpose of these two maps is to show the manner in which zoning districts are to be applied to land within the Project area and to indicate, in this connection, the existing districts, those to remain, and proposed changes.

Existing zoning districts in the Project area, those to be retained and those to be changed are as follows:

- a The existing zoning within the Project area includes Residential (R4, R5), Commercial (C2, C3, C5), and Industrial (M2).
- b To be retained—Residential (R5) in the area bounded by First, Hope, Fourth and relocated Flower Streets.
- c Proposed Changes—The area bounded by Third, Hope, Fourth, and relocated Flower Streets is to be changed from C5 to C4, if the alternate public or semi-public use materializes in this area. The area bounded by First, Hope, Fourth and relocated Flower Streets not presently R5 is to be changed to R5. The remaining area of the Project is to be changed to Commercial C4.

3 Street and Highway Adjustment Plan

Existing rights-of-way to be retained are shown on Map BH-P-R 321-1, "Site Preparation Plan—Streets and Street Lighting," as well as existing rights-of-way to be abandoned and locations of pavements, curbs, gutters, sidewalks and other street improvements to be installed, constructed or reconstructed.

4 Utilities Plan

a *Sewers, Sanitary and Storm*

There are attached hereto as integral parts of this Plan, two (2) maps designated and identified as follows: (1) BH-P-R 321-2, "Site Preparation Plan—Sanitary Sewers"; and (2) BH-P-R 321-3, "Site Preparation Plan—Grading and Storm Drains." The purpose of these maps, among other things, is to show existing sanitary sewer and storm drainage lines, mains and facilities to be retained, those to be abandoned, and those to be installed, constructed, or reconstructed. The size and location of the lines, mains and facilities to be installed, constructed, or reconstructed are only tentative, but shall be as generally indicated on said maps.

b *Water System*

There is attached hereto as an integral part of this Plan, a map designated and identified as BH-P-R 321-5, "Site Preparation Plan—Water System." The purpose of this map is to show existing water system lines, mains and facilities to be retained, those to be abandoned, and those to be installed, constructed or reconstructed within the Project area. The size and location of such water system lines, mains and facilities to be installed, constructed, or reconstructed are only tentative, but shall be as generally indicated on said map.

c *Electric Power and Street Lighting*

There are attached hereto as integral parts of this Plan, two (2) maps designated and identified as follows: (1) BH-P-R 321-1, "Site Preparation Plan—Streets and Street Lighting"; and (2) BH-P-R 321-6, "Site Preparation Plan—Electric Power." The purpose of these maps, among other things, is to show publicly-owned street lighting and electric power distribution systems within the Project area. These maps show existing lines and facilities to be retained, those to be abandoned, and those to be installed, constructed, or reconstructed within the Project area. The size and location of such street lighting and electric power distribution system lines and facilities to be installed, constructed, or reconstructed are only tentative, but shall be as generally indicated on said maps.

d *Gas and Telephone*

There is attached hereto as integral parts of this plan two maps designated and identified as follows: (1) BH-P-R 321-4, "Site Preparation Plan—Gas Distribution"; and (2) BH-P-R 321-7, "Site Preparation Plan—Telephone System."

The purpose of these maps, among other things, is to show privately owned utilities within the Project area. The size and location of the gas lines and telephone lines to be installed, constructed, or reconstructed are only tentative, but shall be generally as indicated on said maps.

5 Tentative Grading and Drainage

- a The tentative grading plan, shown on Map BH-P-R 321-3, has been designed to improve street grades, to provide the maximum amount of level area available for development to leave the site well drained and with erosion reduced to a minimum. Grading cuts will be placed as compacted fill within the boundaries of the Project.
- b The present grading plan has been designed to obtain a balance between cut and fill.
- c The availability of a disposal area or the requirements of adjacent projects could reduce the volume of material to be placed as compacted fill. Disposal of fill outside of Project boundaries could be economically desirable and would result in an increase in level area available for development.

- d Cut at 1½:1 and fill slopes at 1½:1 have been designed where necessary to provide lateral support for the streets during the period between the completion of grading operations and the commencement of construction.

6 Other Project Improvements

a Structures

Tentative locations and arrangements of structures are shown on Map BH-P-R 321-1, "Site Preparation Plan—Streets and Street Lighting"; and Map BH-P-R 321-3, "Site Preparation Plan—Grading and Storm Drains."

The Plan proposes the separation of the vehicular and pedestrian traffic wherever feasible to facilitate the uninterrupted and hazard-free circulation of pedestrian and vehicular traffic within the Project.

b Landscaping

Small and isolated areas of the Project will be unsuitable as building sites at the completion of the development program. It is proposed that, due to the prominence of these areas, they be suitably landscaped to blend attractively with the high order of development it is anticipated the Project will attract. The areas are as follows:

- (1) Third Street Tunnel extension.
- (2) The fill slopes south of the proposed Third Street Tunnel extension.
- (3) The area bounded by Hope, Third, and the new Hope to Third Street off-ramp.

F REHABILITATION OF STRUCTURES

As there is no Rehabilitation Section in the Project, the only proposed rehabilitation shall take the form of alterations of buildings to remain, if any, under provisions set forth in Section D herein.

G LAND ACQUISITION, DEMOLITION AND CLEARANCE

Acquisition, demolition, and clearance are proposed for all land, real property, and interests in land within the Project area except as follows: (a) land or parcels of land with respect to which the owners thereof enter into owner-participation agreements; (b) land and improvements thereon owned by the Los Angeles Fire Department; (c) land properties and rights relating to the subway of the Pacific Electric Railway; (d) those improvements and buildings known as the Black Building at Fourth and Hill Streets, the Mutual Garage at Fourth and Olive Streets and the Monarch Hotel at Fifth and Figueroa Streets, provided, the owners thereof execute owner-participation agreements whereby the owners will alter the buildings in a manner first approved by the Agency to the end that such alterations will be in architectural harmony and functional relationship with other improvements and buildings proposed within the Project area; and (e) all

oil, gas, and mineral substances together with the right to extract such substances provided that the surface opening of any well, hole, shaft, or other means of reaching or removing such substances shall not be located within the Project area and shall not penetrate any part or portion of the Project area within 500 feet of the surface thereof.

Appropriate restrictive covenants as provided for in Section H of the Plan will implement the protective provisions of subparagraph (e) above.

H REGULATIONS AND CONTROLS TO SUSTAIN THE RENEWAL

The controls proposed in the uses of the land in the Plan consists of two types—those imposed by existing, approved ordinances and regulations, and additional standards adopted herein as applicable to all redevelopment in the Project. Redevelopment work contemplated herein is subject to the requirements of the Building Code, Health Code, Zoning Ordinance, and Subdivision Ordinance of the City of Los Angeles and the Air Pollution Control Board and Flood Control District of the County of Los Angeles, as well as other applicable laws and regulations.

1 Purposes

All of the land lying within and constituting the Project area, including any land therein not acquired by the Agency, shall be subject to the requirements and restrictions specified in this Section H.

2 Land and Building Uses Proposed (See Map BH-P-R 314-3)

a Residential Uses

- (1) Multiple housing is intended within the area bounded by First, Hope, Fourth and relocated Flower Streets.
- (2) Alternate Use—Public or semi-public use, if feasible, will be permitted in all or a portion of the area bounded by Third, Hope, Fourth and relocated Flower Streets. If a Music Center occupies this space or part of it, the parking requirement will be one parking space for every four seats of the auditorium and one parking space for every 400 square feet of office or display space if trade center facilities develop.
- (3) Multiple housing will also be permitted as an alternate use within the area bounded by First, Grand, Second and Hope Streets.

b Commercial Uses

This use is proposed in four principal areas as follows:

- (1) The Commercial Office Plaza is bounded by Second, Olive, Third Place and Hope Street. Its predominant intended use is for large, prominent headquarters or institutional office buildings easily served by public transportation and within easy walking distance of the Central Business District. A convention-type hotel will be permitted

within this area. The parking spaces required by the buildings in the Commercial Office Plaza are intended to be integrated with the buildings at or near ground level.

- (2) The Hill Street Commercial Area is bounded by Second, Hill, Fourth and Clay Streets. Its intended use is for retail shops along Hill and Clay Streets with office buildings above.
- (3) The Figueroa Street Commercial Area is bounded by First, Figueroa, Fourth Streets and Harbor Freeway. The intended use of the area is for Motor Hotels.
- (4) The Fifth Street Commercial Area is bounded by Fourth, Hope, Fifth and relocated Flower Streets. Part of this area is intended for a convention-type hotel. Office buildings and parking structures will be permitted within this area.

c *Parking/Commercial Uses*

Parking is intended as the predominant land use in areas indicated P/C. Commercial uses compatible with parking will be permitted in these areas, subject to approval by the Agency, and limited to uses not detrimental to adjacent property values. Parking shall be provided within modern multi-level structures to be located generally as shown on Map BH-P-R 314-3, "Proposed Land Use," and indicated P/C thereon.

d *Public Areas*

Exact dimensions of public areas are subject to further detailed studies to be shown on the Land Disposition Map, which will be prepared during project execution. Depending upon further development of adjacent areas and other considerations, it is possible that the buffer strips described below will not be public but will be provided by the establishment of adequate set-back lines.

- (1) A parcel of land located below and adjacent northerly to the Fourth Street freeway ramp is proposed as a public landscaped park area to act as a buffer between commercial and residential land uses.
- (2) A strip of land along the northerly side of the Fourth Street cut extending to relocated Third Place between Hope and Olive Streets is to provide a park-like atmosphere along Fourth Street and at the southerly end of the Commercial Office Plaza.
- (3) A triangular-shaped parcel bounded by Hope Street, Third Street and the proposed Hope to Third Street connection is proposed to provide for a park-like treatment of a parcel difficult to otherwise develop due to steep terrain.
- (4) An approximately 60-foot wide portion of Third Street between Olive and Clay Streets and 30-foot wide strips along each side of Third Street between Hill and Clay Streets are to be reserved for public use for a system of vertical pedestrian communication between Hill and Olive Streets.

- (5) Clay Street right-of-way widened to approximately 35 feet in width is intended for public use as a pedestrian way with public truck loading areas at both Second and Fourth Streets.
- (6) All streets, loading areas, easements and pedestrian ways and bridges are to be reserved for public use.

e Structures Over and Under Public Rights-of-Way

In order to further implement the Plan, permission for the construction of structures above or below public rights-of-way shall be provided in such locations as may be feasible with the approval of the Agency and the consent of the City of Los Angeles.

f Public Buildings

- (1) Existing to be retained: Fire Department properties on Hill Street.
- (2) Alternate use for public or semi-public purposes may, if feasible, be considered for part or all of the area bounded by Third, Hope, Fourth and Figueroa Streets. A Music Center and/or Trade Center are among the development possibilities for this area.

g Other Planning Proposals

- (1) Separation of pedestrian and vehicular traffic by means of bridges over Olive, Grand, Hope and Fourth Streets.
- (2) A system of mechanical pedestrian communication by private developers between the upper and lower levels and within the super-blocks.
- (3) Landscaping of all public thoroughfares.
- (4) Landscaping, subject to review by the Agency, of all property to be privately developed.

3 Uses Permitted or Excluded

Uses permitted or excluded are shown elsewhere in the Plan. However, additional controls over such uses are as follows:

- a Neighborhood type commercial facilities as approved by the Agency are permitted in conjunction with development of the residential property so as to permit easy purchase of everyday needs by the residents thereof. The facilities will be confined to restaurants, barber shops, beauty salons, drug stores, food stores, cleaners and similar uses. In addition, appropriate recreational facilities as determined by the Agency will be required in residential property.
- b Limited commercial use, as approved by the Agency, is permitted in areas designated as parking/commercial.
- c Vehicles are excluded from the established pedestrian way called Clay Street between Second and Fourth Streets.

- d No kitchen facilities are permitted in sleeping rooms.
- e Each guest unit in a hotel or motel shall have its own water closet, lavatory and bath facilities in an adjoining bathroom, with door opening only from the said guest unit.
- f No oil or gas drilling, development, or development operations, or quarrying or mining operations of any kind shall be permitted on any land in the Project area, nor shall oil or gas wells, holes, tanks, tunnels, mineral excavations, or shafts be permitted on or in any part of the Project area above a depth of 500 feet beneath the surface of said area.

4 **Maximum Densities**

The maximum density of population in residential areas shall not exceed 250 persons per acre. The number of dwelling units in residential areas is tentatively 3100 with an additional 460 dwelling units in the area bounded by First, Grand, Second, and Hope Streets, if this area materializes as residential as indicated by the note, "Alternate Use Residential" on Map BH-P-R 314-3.

5 **Building Requirements**

a ***Land Coverage***

The maximum land coverage of residential buildings on a parcel of land in the residential areas shall not exceed 40%. In the commercial areas, the building coverage shall not exceed 50%. It is the purpose of the Plan to permit a maximum density of development commensurate with the highest standards of architecture and landscape design, in order to create a pleasant living and working environment. The land coverage for all other structures shall not exceed 80% except by approval of the Agency and the City Planning Commission.

b ***Building Height***

Multiple story buildings may be constructed with the total floor area 13 times the buildable area of the lot, and with no height limit, according to City Ordinance 110,225.

c ***Fire District***

Most of the Project area is in Fire District 1. It is proposed that all the Project area be included in Fire District 1 after acquisition and before disposition of Project properties.

6 **Off-Street Parking and Loading**

Parking spaces for automobiles are required at the rate of at least one space per motel room and one space per apartment dwelling unit, and one space for each 400 square feet of net rentable commercial and office space. All automobile parking and truck loading operations shall be off-street. The height

of parking structures shall not exceed eight stories. Plans for parking structures are subject to approval by the Agency, City Planning Commission and Traffic Commission of the City of Los Angeles.

7 Agreement

The disposition of land by the Agency shall be subject to an Agreement between the Agency and the buyer in which the following provisions shall be included:

- a The purchase of land is for the purpose of redevelopment and not for speculation.
- b The land shall be built upon and improved in conformity with the provisions of the Plan and the requirements of a Declaration of Restrictions, both of which shall be made a part of the aforesaid Agreement.
- c Preliminary architectural and site plans and final plans and specifications for the construction of improvements on the land shall be submitted, prior to issuance of building permits, to the Agency for review and approval so that the Agency may determine compliance of such plans and specifications with the Redevelopment Plan, the Declaration of Restrictions and the terms and conditions of the aforesaid Agreement.
- d The building of improvements shall be commenced and completed within a reasonable time as fixed by the Agency.
- e There shall be compliance with Los Angeles City Ordinance 109,548 in that by and for the grantee himself, his heirs, executors, administrators and assigns, there shall be no discrimination against or segregation of any person or group of persons on account of race, creed, color, national origin or ancestry in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of the premises therein conveyed, nor shall the grantee himself or any person claiming under or through him establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, sublessees or vendees in the premises therein conveyed. The Declaration of Restrictions shall include the provisions set forth in this subdivision (e), which provisions shall be perpetual.

The Declaration of Restrictions to be filed by the Agency with the Recorder of the County of Los Angeles shall be in the form of covenants running with the land and shall be effective for a period of thirty (30) years from the date of approval of this Plan by the City Council, except the provisions of subparagraph (e) of this section shall run in perpetuity. In the event of any breach of any of the covenants contained in the Declaration of Restrictions, it shall be the duty of the Agency to endeavor immediately to remedy such breach by conference, conciliation and persuasion. In the case of failure to remedy such breach, or in advance thereof,

if in the judgment of the Agency, circumstances so warrant, said breach shall be enjoined or abated by appropriate proceedings brought by the Agency.

8 Other Regulations

a ***Traffic Control***

Wherever feasible, pedestrian and vehicular traffic shall be segregated by grade separation. Intersections at grade shall be eliminated by depressing certain streets as provided by the Plan.

b ***Architecture***

For harmonious architectural congruity the Agency reserves the right to approve all architectural plans for development of the Project site.

c ***Landscaping***

Developers of land for sale or lease must present a landscape plan for approval by the Agency.

d ***Owner-Participation***

Owner participants shall conform to the requirements of the Plan.

e ***Speculation Prevention***

All contracts committing the Agency to convey title to Project land to a developer shall provide:

- (1) That the purchase is for the purpose of redevelopment and not for speculation.
- (2) That reconveyances, leases and resubdivisions shall require the prior written consent of the Agency.

I CONFORMITY TO COMPREHENSIVE COMMUNITY PLAN AND WORKABLE PROGRAM

- 1 The Redevelopment Plan conforms to the Comprehensive Community Plan of the City in all respects by providing needed uses and facilities related to the surrounding area and a street and traffic pattern which is coordinated with freeways, highways, transit systems and land use controls in the Comprehensive Community Plan.
- 2 The Plan conforms with City plans for the district as follows:
 - a An improved street pattern aids flow of through traffic and provides for circulation within the Project.
 - b Provides potential residential development for governmental and downtown workers.

- c Commercial facilities along Hill Street are improved.
 - d A site for a cultural center for the entire urban area is made available.
 - e Hotel or motel establishments along the Harbor Freeway fill a need for these facilities.
 - f Auto parking facilities are integrated with all of the uses in the Project, with the Civic Center on the north, and the Central Business District on the east and south.
 - g A park-like treatment of the whole site is created.
- 3 The Plan conforms to the Workable Program for Urban Renewal as originally submitted on December 14, 1954 with resubmissions as of April 26, 1956 and April 26, 1957 and as continually under study for improvement.

J RELATIONSHIP TO DEFINITE LOCAL OBJECTIVES

The purpose of the Law and the United States Housing Act of 1949, as amended, and the resulting benefits to the people of the City of Los Angeles will be attained by the Project in the following:

- 1 Elimination of poor, substandard, and extremely substandard dwelling units and rooming units in substandard obsolete and outmoded residential structures.
- 2 Correction of a living environment where children of all ages are subject to contact with persons having a criminal record.
- 3 Clearance of blighted conditions conducive to rates of disease, crime and juvenile delinquency, above the community average.
- 4 Elimination of an incompatible mixture of residential, commercial, industrial, and public land uses.
- 5 Demolition of frame structures conducive to a potential serious conflagration.
- 6 Demolition of brick and other structures not adequately built to resist seismic forces.
- 7 Relocation of site occupants to a safer and more healthful residential environment.
- 8 Correction of street inadequacies regarding narrowness, steepness, congestion, lack of traffic-carrying capacity, and poor location or routing.
- 9 Removal of unsightly conditions having a depressing effect on property values in the heart of the city.
- 10 Clearance of structures and uses in the way of the progress of the city where a pressing need exists for public and private facilities requiring large areas.
- 11 Creation of a plan of land use of great benefit to the people of the entire Los

Angeles metropolitan area in the civic and trade center portion of the Project where facilities may be constructed for conventions, trade expositions, industrial fairs, and cultural gatherings of many kinds.

- 12 Provision of facilities in large demand for modern, convenient, and efficient living accommodations for downtown employees.
- 13 Provision of commercial facilities of a high-type of institutional, professional and business use.
- 14 Provision of thousands of automobile parking spaces for employees, shoppers, and business persons with destinations both within and adjacent to the Project.
- 15 Elimination of a misuse of land adjacent to the Civic Center and Central Business District of the City of Los Angeles and an economic dislocation indicated by a growing lack of proper utilization of area, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to the health, safety and welfare.
- 16 Changing a tax liability to a tax asset for the people of the City by increasing the tax revenue many times.
- 17 Elimination of a blighted condition where costs of public service exceed tax revenues from the properties therein.
- 18 Demolition of incompatible types of living accommodations and conversions with substandard room areas and illegal occupancies.

K OTHER PROVISIONS

All provisions necessary to conform with State and local law are included in the Plan.

L OFFICIAL ACTIONS TO CARRY OUT THE PLAN

The proposals contained in the Plan will be carried out by City Council ordinances and resolutions and by cooperation agreements with the City of Los Angeles, County of Los Angeles, and the County of Los Angeles Flood Control District.

M CHANGES IN APPROVED PLAN

This Plan and its provisions shall be in effect for a period of thirty (30) years from the date of approval of the Plan by the City Council of the City of Los Angeles. During such period, the Plan may be amended at any time in accordance with applicable provisions of the Law; provided, no such amendment shall be made which will adversely affect any land in the Project area whose owners and successors in interest are obligated to use or devote such land to the uses specified in this Plan, except with the written consent of the then owner of such land.

This Redevelopment Plan was adopted by the Members of the Agency in a regular meeting on May 7, 1958.



BUNKER HILL PROJECT

COMMUNITY REDEVELOPMENT

SCALE IN FEET
0 100 200 300 400
CITY PLANNING COMMISSION
COMMUNITY REDEVELOPMENT AGENCY
LOS ANGELES CALIFORNIA

EXISTING LAND USE AND PROJECT BOUNDARIES

LEGEND

RESIDENTIAL STRUCTURES

- DWELLING
(NUMBER OF UNITS SHOWN)
- ROOMING
(NUMBER OF ROOMS SHOWN IN PARENTHESES)
- ACCESSORY

- MIXED RESIDENTIAL & OTHER USE
(NUMBER OF DWELLING UNITS OR ROOMS SHOWN)

- VACANT STRUCTURE
- COMMERCIAL STRUCTURE
- INDUSTRIAL STRUCTURE
- INDUSTRIAL USE OF OPEN LAND
- PARKING

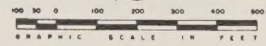
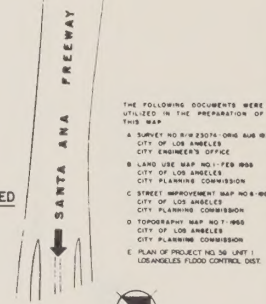
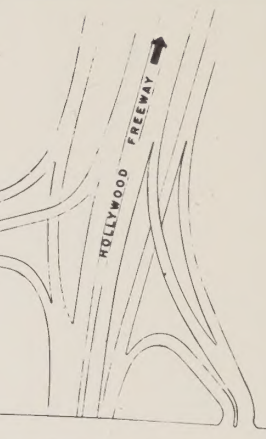
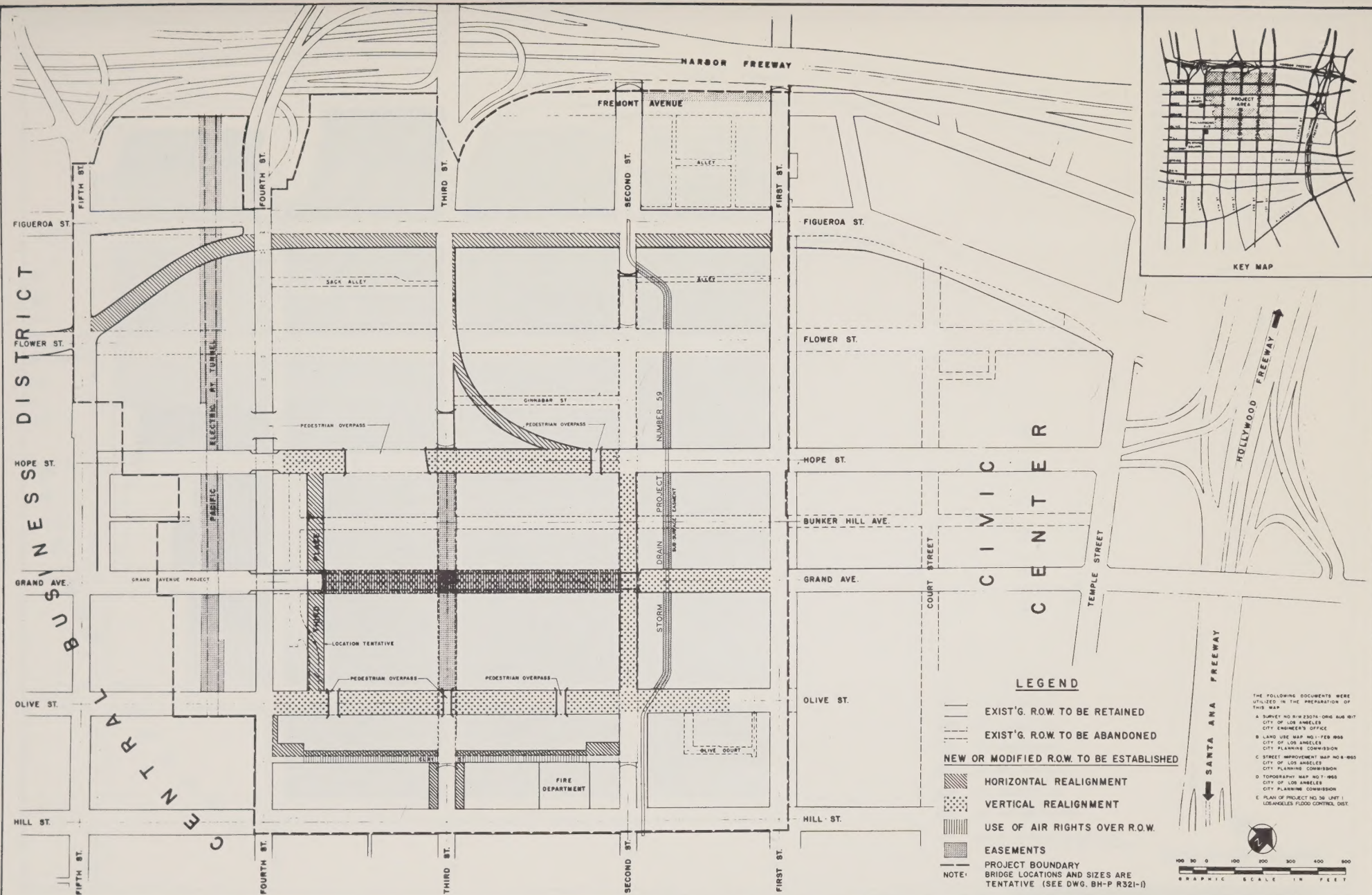
— — — — — PROJECT BOUNDARY

SOURCE OF DATA: SANBORN MAPS & FIELD SURVEY - JUNE 1951
COOPERATIVE SURVEY - MAR 1950
CITY HEALTH DEPARTMENT
CITY PLANNING DEPARTMENT
COMMUNITY REDEVELOPMENT AGENCY

DRAWING NO. BH-L-R 312

CALIF. R-1

1

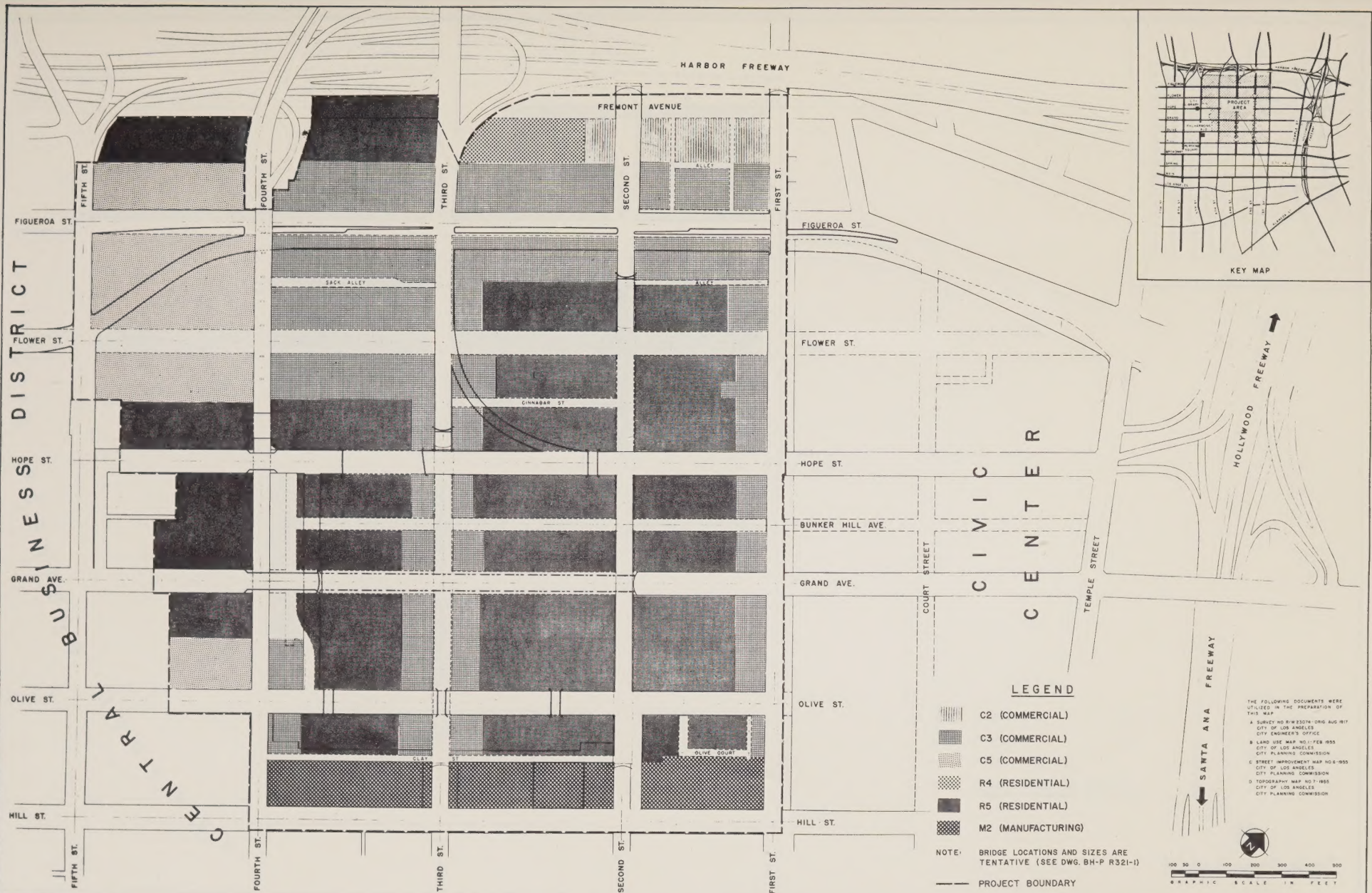


THE FOLLOWING DOCUMENTS WERE
UTILIZED IN THE PREPARATION
OF THIS MAP

- A SURVEY MAP 8-W-2307A-018S SUB 1B17
CITY OF LOS ANGELES
CITY ENGINEER'S OFFICE
- B LAND USE MAP NO. 1-7-ED 1966
CITY OF LOS ANGELES
CITY PLANNING COMMISSION
- C STREET IMPROVEMENT MAP NO. 8-005
CITY OF LOS ANGELES
CITY ENGINEERING COMMISSION
- D TOPOGRAPHY MAP NO. 1-7-1966
CITY OF LOS ANGELES
CITY PLANNING COMMISSION
- E PLAN OF PROJECT NO. 58 UNIT 1
LOS ANGELES FLOOD CONTROL DIST.

LEGEND

- EXIST'G. R.O.W. TO BE RETAINED
- EXIST'G. R.O.W. TO BE ABANDONED
- NEW OR MODIFIED R.O.W. TO BE ESTABLISHED
-  HORIZONTAL REALIGNMENT
-  VERTICAL REALIGNMENT
-  USE OF AIR RIGHTS OVER R.O.W.
-  EASEMENTS
- PROJECT BOUNDARY
BRIDGE LOCATION AND SIZES ARE
TENTATIVE. (SEE DWG. BH-8 812-0)
- NOTE:



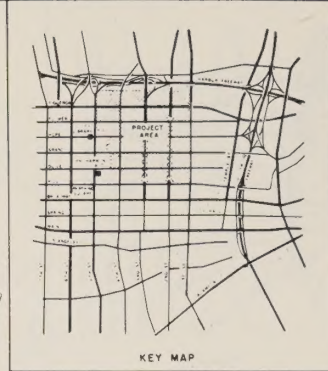
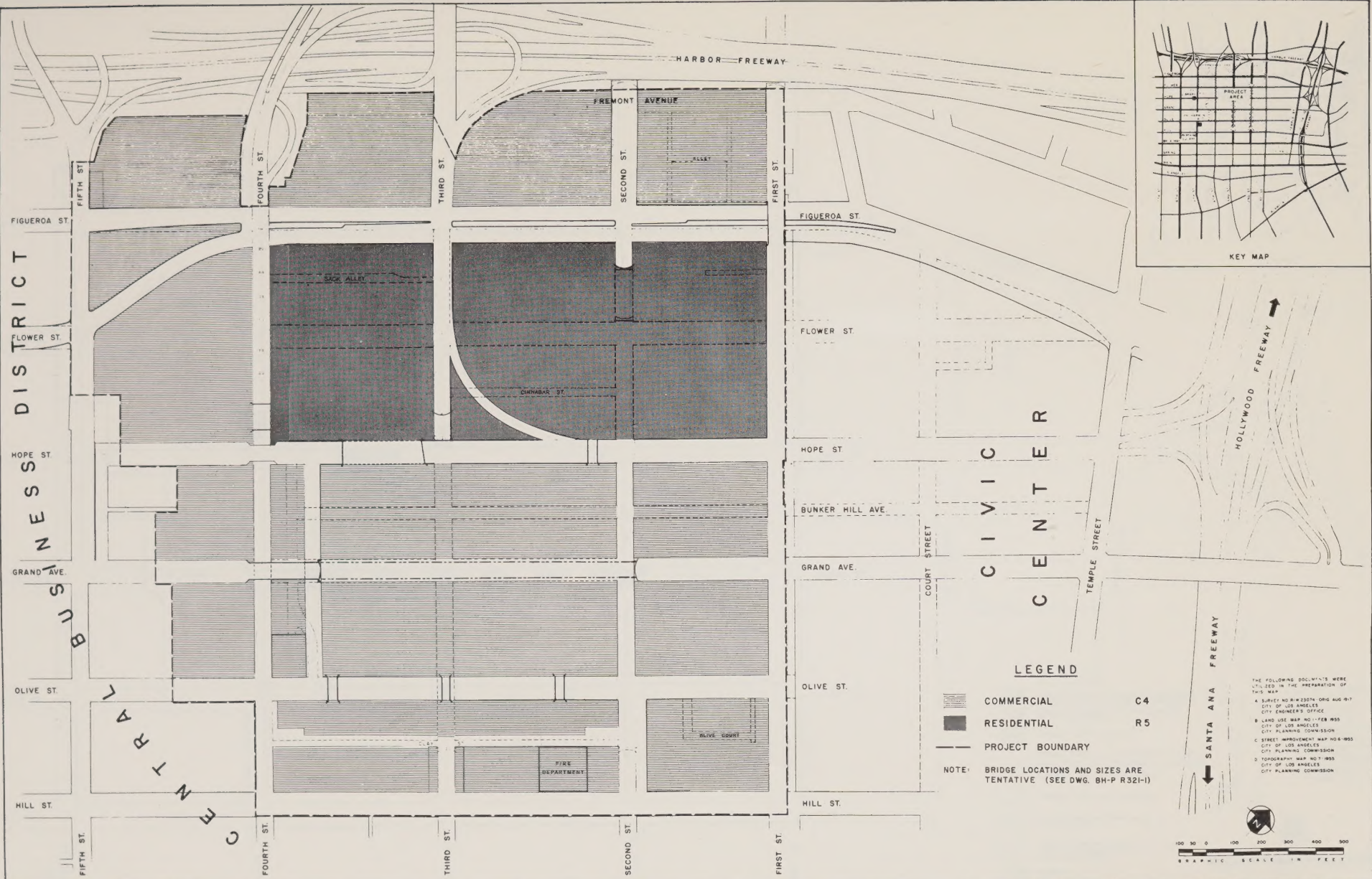
BUNKER HILL URBAN RENEWAL PROJECT-IB
COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, CALIFORNIA

REDEVELOPMENT PLAN - EXISTING ZONING

NO.	DATE	REVISIONS	BY	CHK	PREPARED UNDER DIRECTION OF	APPROVED BY COMMUNITY REDEVELOPMENT AGENCY
1					W. H. C. [Signature]	W. H. C. [Signature]
2					W. H. C. [Signature]	W. H. C. [Signature]
3					W. H. C. [Signature]	W. H. C. [Signature]
4					W. H. C. [Signature]	W. H. C. [Signature]
5					W. H. C. [Signature]	W. H. C. [Signature]
6					W. H. C. [Signature]	W. H. C. [Signature]
7					W. H. C. [Signature]	W. H. C. [Signature]
8					W. H. C. [Signature]	W. H. C. [Signature]
9					W. H. C. [Signature]	W. H. C. [Signature]
10					W. H. C. [Signature]	W. H. C. [Signature]

PEREIRA & LUCKMAN
SUPERVISING ARCHITECTS - ENGINEERS
DONALD R. WARREN COMPANY

CALIF. R-1
DRAWING NO.
BH-P
R314-4
SHEET NO.

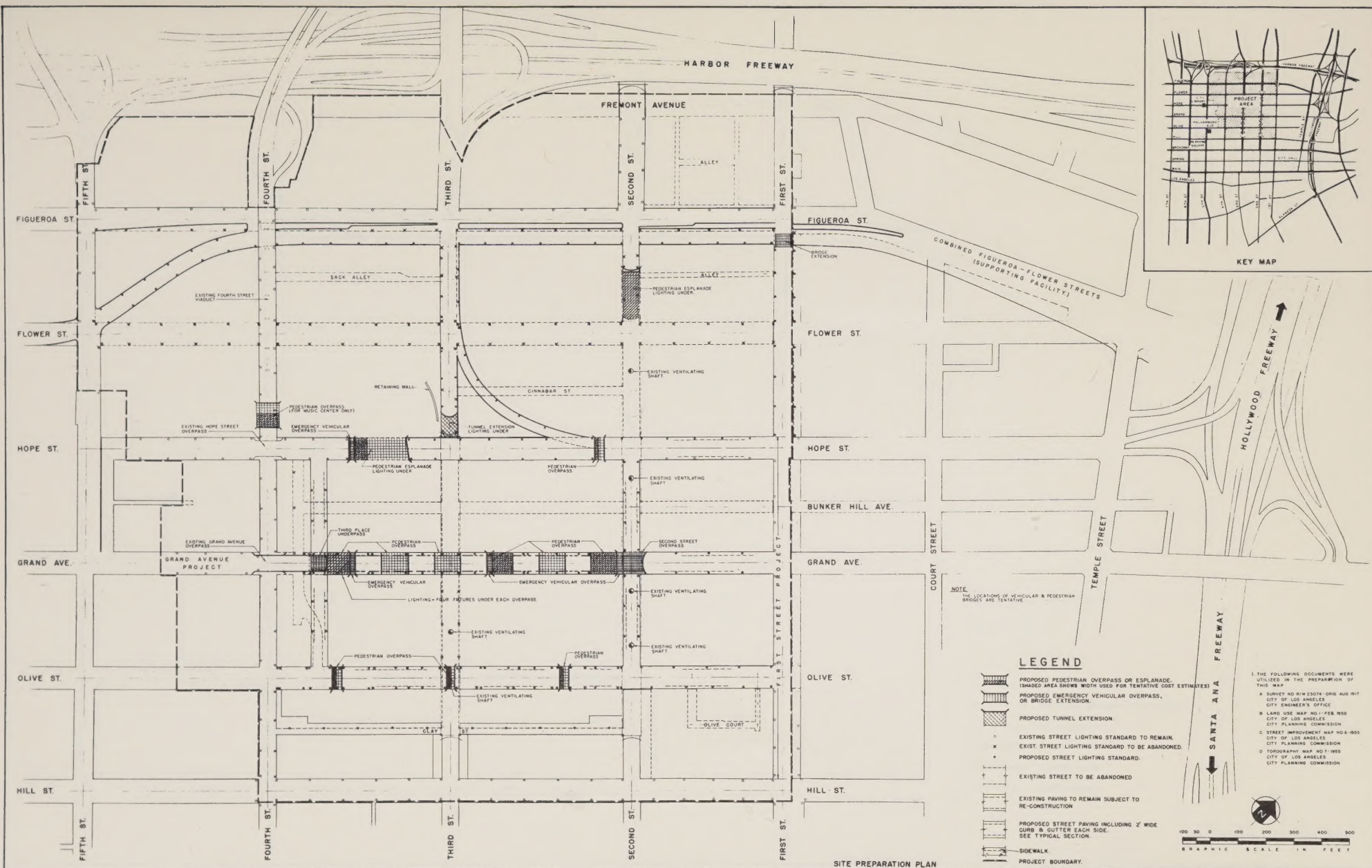


BUNKER HILL URBAN RENEWAL PROJECT-IB
 COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, CALIFORNIA

REDEVELOPMENT PLAN-PROPOSED FINAL ZONING			
NO	DATE	REVISIONS	BY CH
1	1-6-58		W. L. Warren
2	1-6-58		W. L. Warren
3	1-6-58		W. L. Warren
4	1-6-58		W. L. Warren
5	1-6-58		W. L. Warren
6	1-6-58		W. L. Warren
7	1-6-58		W. L. Warren
8	1-6-58		W. L. Warren
9	1-6-58		W. L. Warren
10	1-6-58		W. L. Warren

PEREIRA & LUCKMAN
 SUPERVISING ARCHITECTS - INTERIORS
 DONALD R. WARREN COMPANY

CALIE R-1
 DRAWING NO. BH-P R314-5



BUNKER HILL URBAN RENEWAL PROJECT-1B

COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, CALIFORNIA

REDEVELOPMENT PLAN-STREETS & STREET LIGHTING

[illegible]

PREPARED UNDER DIRECTION OF
W. J. ... DATE 10/10/50
W. J. ... DATE 10/10/50
W. J. ... DATE 10/10/50
 JOB NUMBER 7553

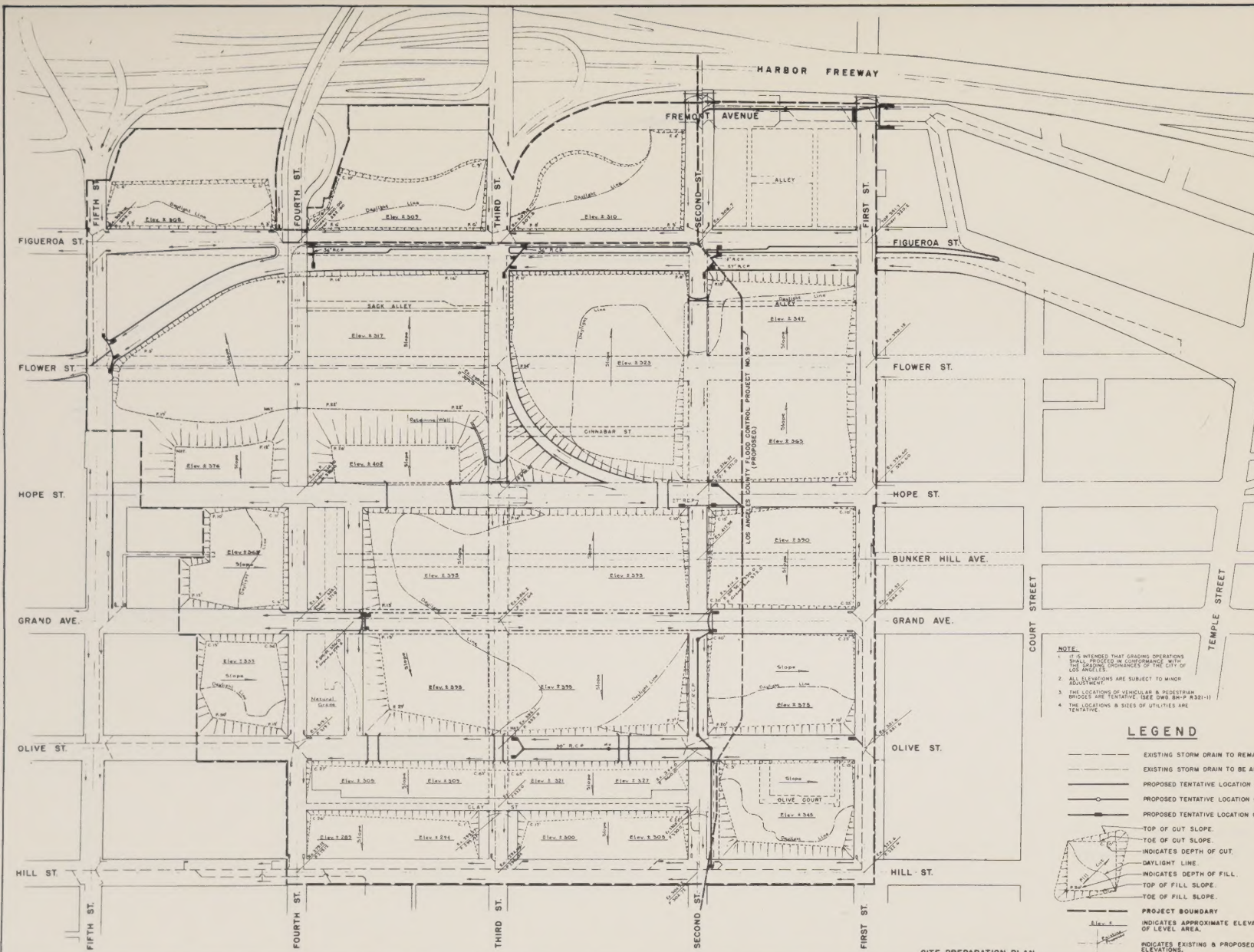
APPROVALS BY COMMUNITY REDEVELOPMENT BOARD

William T. Benson, Jr. DATE *1-6-58*
WILLIAM T. BENSON, JR. CHAIRMAN

William N. Claiborne DATE *1-6-58*
WILLIAM N. CLAIBORNE, ASSISTANT EXECUTIVE DIRECTOR

PEREIRA & LUCKMAN
SUPERVISING ARCHITECTS & ENGINEERS
DONALD R. WARREN COMPANY
ENGINEERS

CALIF R-1
DRAWING NO. BH-P R321-1



NOTE:
 1. IT IS INTENDED THAT GRADING OPERATIONS SHALL PROCEED IN THE ORDER SHOWN ON THIS MAP.
 2. ALL ELEVATIONS ARE SUBJECT TO MINOR ADJUSTMENT.
 3. THE LOCATIONS OF MANHOLES & RECEPTION BODIES ARE TENTATIVE (SEE DWS MAP R321-1).
 4. THE LOCATIONS & SIZES OF UTILITIES ARE TENTATIVE.

LEGEND

- EXISTING STORM DRAIN TO REMAIN.
- - - EXISTING STORM DRAIN TO BE ABANDONED.
- - - PROPOSED TENTATIVE LOCATION OF STORM DRAIN.
- PROPOSED TENTATIVE LOCATION OF MANHOLE.
- PROPOSED TENTATIVE LOCATION OF CATCH BASIN.
- TOP OF CUT SLOPE.
- TOE OF CUT SLOPE.
- INDICATES DEPTH OF CUT.
- DAYLIGHT LINE.
- INDICATES DEPTH OF FILL.
- TOP OF FILL SLOPE.
- TOE OF FILL SLOPE.
- PROJECT BOUNDARY.
- INDICATES APPROXIMATE ELEVATION OF LEVEL AREA.
- INDICATES EXISTING & PROPOSED ELEVATIONS.

THE FOLLOWING DOCUMENTS WERE UTILIZED IN THE PREPARATION OF THIS MAP:
 A. SURVEY MAP NO. 2074-DRG AUG 1971 CITY OF LOS ANGELES
 B. LAND USE MAP NO. 1-FEB 1955 CITY OF LOS ANGELES
 C. STREET IMPROVEMENT MAP NO. 6-1955 CITY OF LOS ANGELES
 D. TOPOGRAPHY MAP NO. 7-1955 CITY OF LOS ANGELES
 E. CITY PLANNING COMMISSION

GRAPHIC SCALE IN FEET
 0 100 200 300 400 500

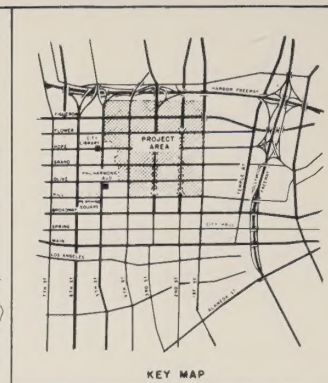
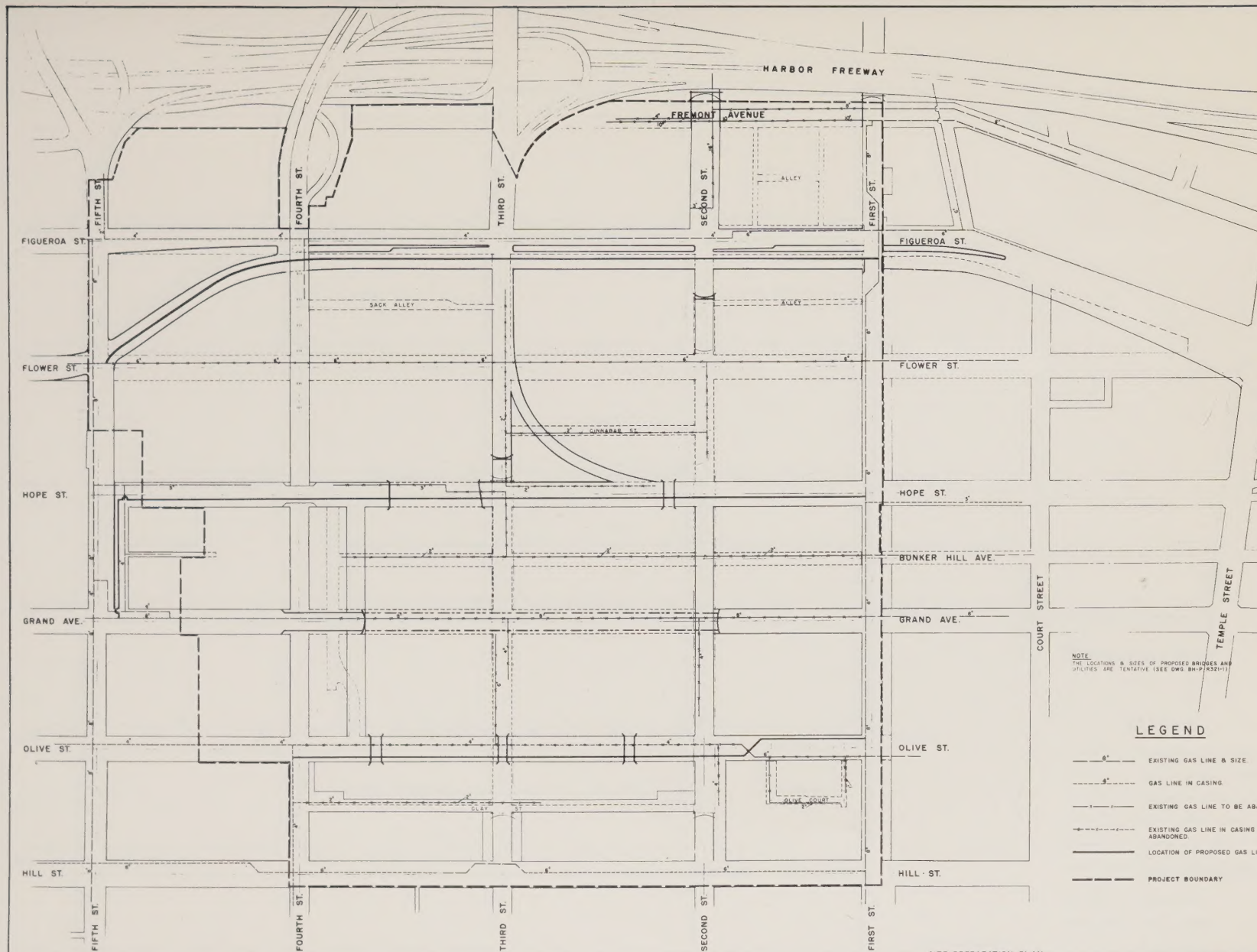
SITE PREPARATION PLAN

BUNKER HILL URBAN RENEWAL PROJECT-I B
 COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, CALIFORNIA

REDEVELOPMENT PLAN - GRADING & STORM DRAINS			APPROVALS BY COMMUNITY REDEVELOPMENT AGENCY	
NO.	DATE	REVISIONS	BY	CH
1	1-6-58		W. H. CLARK	W. H. CLARK
2	1-6-58		W. H. CLARK	W. H. CLARK
3	1-6-58		W. H. CLARK	W. H. CLARK
4	1-6-58		W. H. CLARK	W. H. CLARK
5	1-6-58		W. H. CLARK	W. H. CLARK
6	1-6-58		W. H. CLARK	W. H. CLARK
7	1-6-58		W. H. CLARK	W. H. CLARK
8	1-6-58		W. H. CLARK	W. H. CLARK
9	1-6-58		W. H. CLARK	W. H. CLARK
10	1-6-58		W. H. CLARK	W. H. CLARK

PEREIRA & LUCKMAN
 SUPERVISING ARCHITECTS & ENGINEERS
 DONALD R. WARREN COMPANY
 ENGINEERS

CALIF. R-1
 DRAWING NO.
 BH-P
 R321-3



KEY MAP

HOLLYWOOD FREEWAY

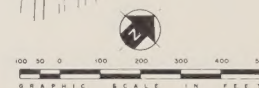
SANTA ANA FREEWAY

NOTE
THE LOCATIONS & SIZES OF PROPOSED BRIDGES AND UTILITIES ARE TENTATIVE (SEE DWG. BH-P-1552(1))

LEGEND

- 8" — EXISTING GAS LINE & SIZE
- - - 8" - GAS LINE IN CASING
- - - 3" - EXISTING GAS LINE TO BE ABANDONED
- - - 3" - EXISTING GAS LINE IN CASING TO BE ABANDONED
- - - 3" - LOCATION OF PROPOSED GAS LINE
- - - - - PROJECT BOUNDARY

THE FOLLOWING DOCUMENTS WERE UTILIZED IN THE PREPARATION OF THIS MAP:
 A. SURVEY NO. 14123014 (DWS AUG 61) CITY OF LOS ANGELES
 CITY ENGINEER'S OFFICE
 B. LAND USE MAP NO. 117-1955 CITY OF LOS ANGELES
 CITY PLANNING COMMISSION
 C. STREET IMPROVEMENT MAP NO. 6-1955 CITY OF LOS ANGELES
 CITY PLANNING COMMISSION
 D. TOPOGRAPHY MAP NO. 7-1955 CITY OF LOS ANGELES
 CITY PLANNING COMMISSION



SITE PREPARATION PLAN

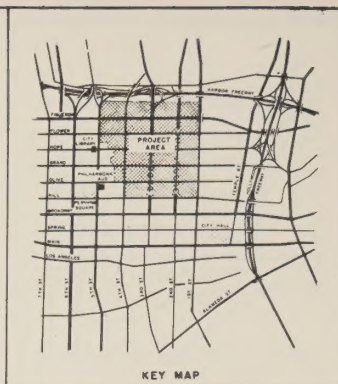
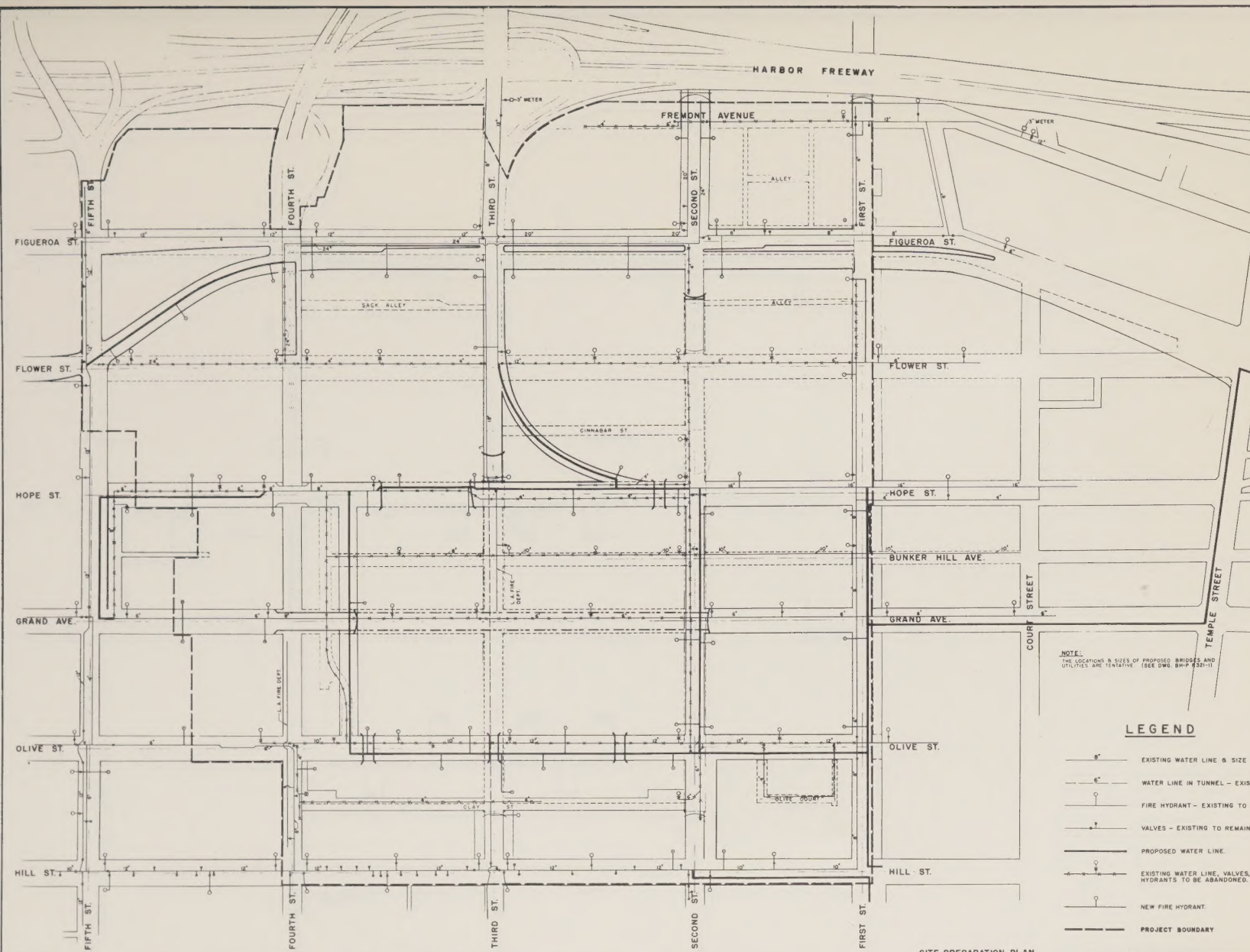
BUNKER HILL URBAN RENEWAL PROJECT-1B
 COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, CALIFORNIA

REDEVELOPMENT PLAN - GAS DISTRIBUTION

NO.	DATE	REVISIONS	BY	CH	PREPARED UNDER DIRECTION OF	APPROVED BY COMMUNITY REDEVELOPMENT AGENCY
1					W. L. LUCKMAN	W. L. LUCKMAN
2					W. L. LUCKMAN	W. L. LUCKMAN
3					W. L. LUCKMAN	W. L. LUCKMAN
4					W. L. LUCKMAN	W. L. LUCKMAN
5					W. L. LUCKMAN	W. L. LUCKMAN
6					W. L. LUCKMAN	W. L. LUCKMAN
7					W. L. LUCKMAN	W. L. LUCKMAN
8					W. L. LUCKMAN	W. L. LUCKMAN
9					W. L. LUCKMAN	W. L. LUCKMAN
10					W. L. LUCKMAN	W. L. LUCKMAN

PEREIRA & LUCKMAN
 SUPERVISING ARCHITECTS & ENGINEERS
 DONALD R. WARREN COMPANY
 ENGINEERS

CALIF. R-1
 DRAWING NO.
 BH-P-1
 R321-4



NOTE:
THE LOCATION & SIZE OF PROPOSED BRIDGES AND UTILITIES ARE INDICATED. (SEE DWG. SHEET 832-11)

LEGEND

- 8" EXISTING WATER LINE & SIZE TO REMAIN.
- 6" WATER LINE IN TUNNEL - EXISTING TO REMAIN.
- FIRE HYDRANT - EXISTING TO REMAIN.
- VALVES - EXISTING TO REMAIN.
- PROPOSED WATER LINE.
- EXISTING WATER LINE, VALVES, & FIRE HYDRANTS TO BE ABANDONED.
- NEW FIRE HYDRANT.
- PROJECT BOUNDARY



THE FOLLOWING DOCUMENTS WERE UTILIZED IN THE PREPARATION OF THIS MAP:

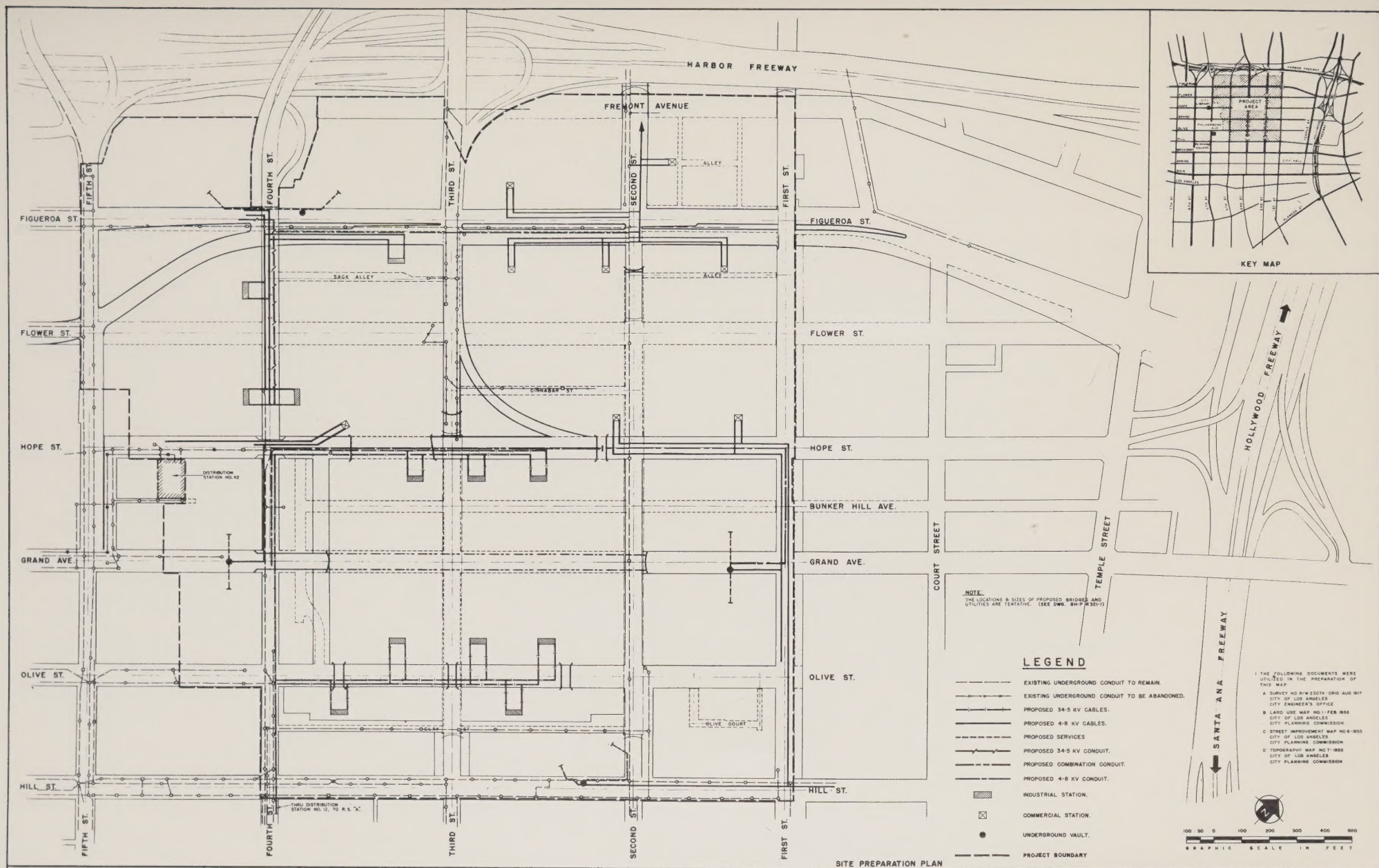
- A. SURVEY NO. R/W 23074-ORIG. AUG. 1917 CITY OF LOS ANGELES CITY ENGINEER'S OFFICE
- B. LAND USE MAP NO. 11-1955 CITY OF LOS ANGELES CITY PLANNING COMMISSION
- C. STREET IMPROVEMENT MAP NO. 10-1955 CITY OF LOS ANGELES CITY PLANNING COMMISSION
- D. TOPOGRAPHY MAP NO. 7-1955 CITY OF LOS ANGELES CITY PLANNING COMMISSION

BUNKER HILL URBAN RENEWAL PROJECT-1B
COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, CALIFORNIA

REDEVELOPMENT PLAN - WATER SYSTEM			
NO.	DATE	REVISIONS	BY CH.
1	1-6-58		W. H. CLARK
2	1-6-58		W. H. CLARK
3	1-6-58		W. H. CLARK
4	1-6-58		W. H. CLARK
5	1-6-58		W. H. CLARK
6	1-6-58		W. H. CLARK
7	1-6-58		W. H. CLARK
8	1-6-58		W. H. CLARK
9	1-6-58		W. H. CLARK
10	1-6-58		W. H. CLARK

PEREIRA & LUCKMAN
SUPERVISING ARCHITECTS - ENGINEERS
DONALD R. WARREN COMPANY
INCORPORATED

CALIF. R-1
DRAWING NO.
BH-P
R321-5

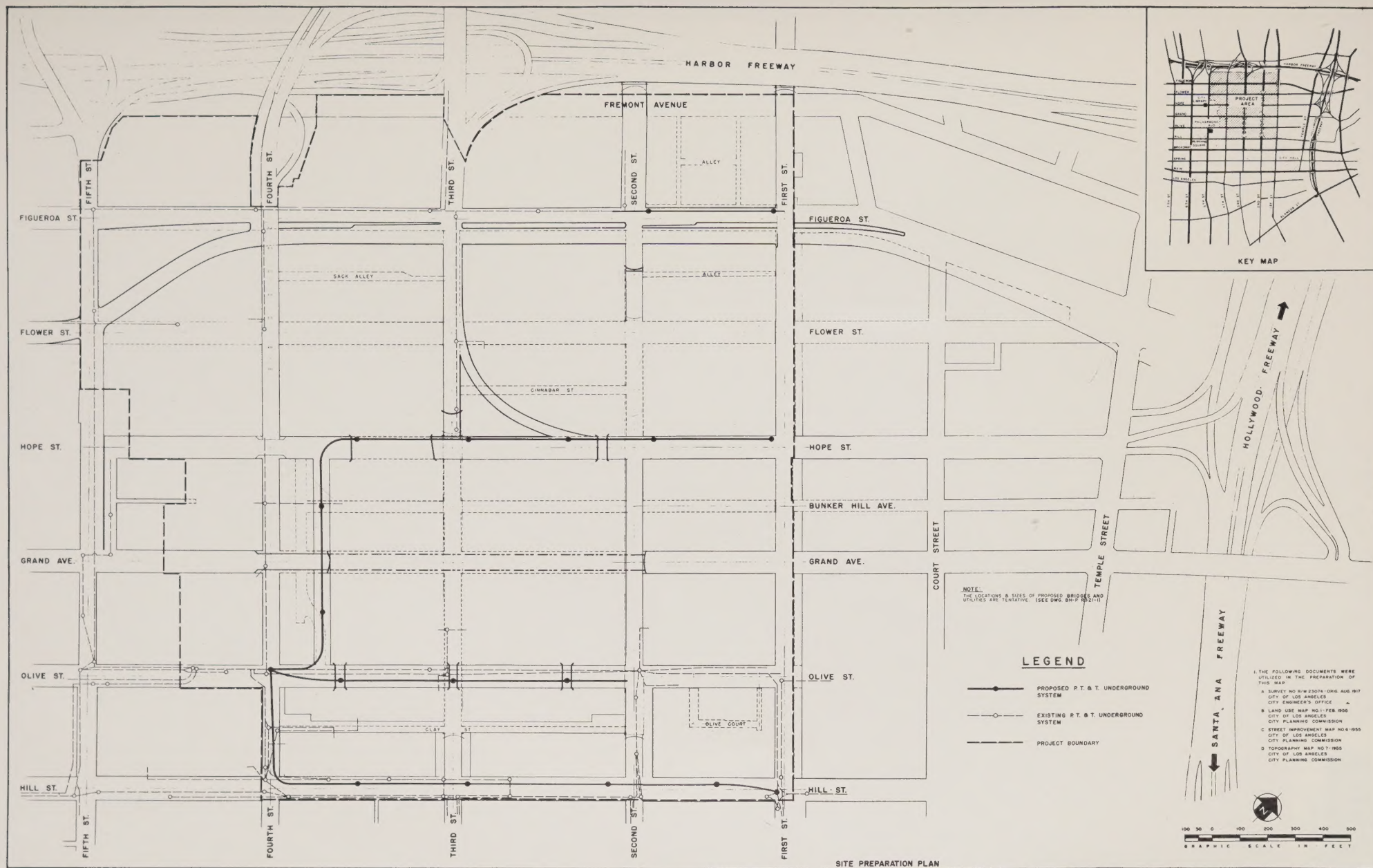


BUNKER HILL URBAN RENEWAL PROJECT-1B
COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, CALIFORNIA

[illegible]

PEREIRA & LUCKMAN
SUPERB KING CAR COLLECTORS • ENGINEERS
DONALD R. WARREN COMPANY

CALIF R-1
DRAWING NO.
BH-P
R321-6



SITE PREPARATION PLAN

BUNKER HILL URBAN RENEWAL PROJECT-IB
COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, CALIFORNIA

REDEVELOPMENT PLAN - TELEPHONE SYSTEM

NO	DATE	REVISIONS	BY	CH

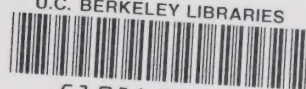
PREPARED UNDER DIRECTION OF
WILLIAM J. LUCKMAN
JULY 1958
DESIGNED BY
WILLIAM J. LUCKMAN
JULY 1958
JOB NUMBER 755.3

APPROVED BY COMMUNITY REDEVELOPMENT AGENCY
WILLIAM J. LUCKMAN
JULY 1958
WILLIAM J. LUCKMAN
JULY 1958
JULY 1958

PEREIRA & LUCKMAN
SUPERVISING ARCHITECTS-ENGINEERS
DONALD R. WARREN COMPANY

CALIF R-1
DRAWING NO
BH-P
R321-P

U.C. BERKELEY LIBRARIES



C101695027

